

**MINUTES  
BOARD OF ZONING APPEALS  
INC. VILLAGE OF NORTHPORT**

**Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, October 17, 2012 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.**

**Public Portion of the Meeting**

**File (#1099) Joseph Condolff 31 Burt Ave., Northport, NY 11768**

Mr. Ken Savin represented the Condolff's application to remove existing decks and replace with a new addition and a screened in porch. The hearing was opened to the audience when testimony was completed and there were no objections to the application and the hearing was closed.

**File (#1100) Mark & Rima Atchison, 42 Dolphin Lane, Northport, NY 11768**

Mr. Atchison appeared before the Board and gave testimony for construction of a portico on the front of his house. When testimony was complete the audience was given an opportunity to speak for or against the application before the hearing was closed.

**File (# 1101) William McKenna, 287 Main St., Northport, NY 11768**

James Clark represented Mr. McKenna in his application to construct a 2 family house in the Commercial District on Main Street. The site was previously occupied by a home that burnt down several years ago. The hearing was closed after the public had an opportunity to speak on the application.

**File (# 1102) Alan Bernson, 4 Fransal Court, Northport, NY 11768**

Mr. Bernson presented testimony to install a pool. Since the location of the pool would be in on a steep slope the Board referred Mr. Bernson the Planning Board and adjourned the hearing until a decision from the Planning Board is received.

**File ( # 1092) Ron Iannacone, 482 Main Street, Northport, NY 11768**

Dr. Iannacone presented testimony for a handicapped ramp to enter his office. To accommodate the incline it must start on the side of the building. When testimony was completed the audience was given an opportunity to speak for or against the application. The adjourning business owner questioned if it would interfere with parking in front of her business. Assured it would not, the hearing was closed.

**Deliberation Portion of the Meeting**

**None**

**MINUTES  
BOARD OF ZONING APPEALS  
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**Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, November 28, 2012 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.**

**Public Portion of the Meeting**

**File (#1103) Helen Dubinsky, 48 Norwood Ave, Northport, NY 11768**

Alex Latham, Architect presented the application for Mrs. Dubinsky to roof over the side entry way. The hearing was opened to the audience when testimony was completed and there were no objections to the application and the hearing was closed.

**File (#1104) Joann Moran, 155 Bayview Avenue, Northport, NY 11768**

Alex Latham, Architect presented the application for Mrs. Moran to install an elevator. Mrs. Moran intends to live in the third floor apartment when she sells her house. When the hearing was opened to the public there were no objections and the hearing was closed.

**Deliberation Portion of the Meeting**

**Applications Approved**

(File # 1092) R. Iannacone - handicapped ramp  
(File # 1099) Joseph Condolff - deck & addition  
(File # 1100) M. Atchinson - Portico  
(File # 1101) W. McKenna - New House

Catherine Romanczyk, Secretary  
Board of Zoning Appeals

**MINUTES  
BOARD OF ZONING APPEALS  
INC. VILLAGE OF NORTHPORT**

**Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, January 23, 2013 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.**

**Public Portion of the Meeting**

**File (#1105) Angela Chu, 104 Stanton St., Northport, NY 11768**

Charles Kuehn, Architect presented the application for Mr. & Mrs. Chu to add a 2 car garage and a family room. They also want to keep the single detached garage and use it as a studio. The hearing was opened to the audience when testimony was completed and there were no objections to the application and the hearing was closed.

**File (#1106) Jenny Eiger, 44 Northwest Drive, Northport, NY 11768**

Mr. John Breslin, Real Estate Expert and Mr. James DeLuca, Architect, of DeLuca Designs presented the application for Ms. Eiger's renovation. Their intention is to raise the roof and make a new front deck with handicap access. When the hearing was opened to the public there were no objections and the hearing was closed.

**Deliberation Portion of the Meeting**

**Applications Approved**

(File # 1102) H. Dubinsky - roof over entry

(File # 1104) Joann Moran - elevator

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Catherine Romanczyk, Secretary  
Board of Zoning Appeals

**MINUTES  
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**Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, February 27, 2013 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.**

**Public Portion of the Meeting**

**File (#1107) Patricia DePinto, 4 Whispering Fields Dr., Northport, NY 11768**  
Mrs. DePinto presented testimony to legalize a sunroom. The hearing was opened to the audience when testimony was completed and there were no objections to the application and the hearing was closed.

**File (#1108) Angela Maue, 23 Grove Place, Northport, NY 11768**  
Mr. Patrick Cocks and Ms. Maue testified for the application to add an enclosed porch on their house. When the hearing was opened to the public there were no objections and the hearing was closed.

**File (#1109) Phyllis Weber, 809 Ft. Salonga Rd., Northport, NY 11768**  
Chris Modelewski, Attorney for Mrs. Weber presented the application for a change of use and a parking variance. When testimony was completed the audience was given an opportunity to speak for or against the application before the hearing was closed.

**File (#1110) Jamie Correia, 64 Prospect Place, Northport, NY 11768**  
Mr. J. Breslin, Real Estate Expert, Mark Nadjar Attorney and Eric Fauser Surveyor all testified on behalf of Mr. Correia for variances to combine three 50 ft. lots into 2 lots and build 2 houses. When testimony was completed the hearing was opened to the audience and Mr. McMullen and Mr. Clark neighbors on June Ave. voiced their objections and the hearing was adjourned until next month.

**Deliberation Portion of the Meeting**

None

Catherine Romanczyk, Secretary  
Board of Zoning Appeals

**MINUTES  
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**Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, March 20, 2013 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.**

**Public Portion of the Meeting**

**Continuation**

**File (#1110) Jamie Correia, 64 Prospect Place, Northport, NY 11768**

Mr. J. Breslin, Real Estate Expert, Mark Nadjar Attorney and Eric Fauser Surveyor all testified on behalf of Mr. Correia for variances to combine three 50 ft. lots into 2 lots and build 2 houses. When testimony was completed the hearing was opened to the audience and Ms. Grace and Mr. Clark neighbors on June Ave. voiced their objections before the hearing was closed.

**File (#1111) Crown Castle, 131-05 14<sup>th</sup> Ave. College Pt., NY 11356**

Mr Joshua Trauner appeared to receive permission for the placement of a pole on Main Street erected in the wrong place. The Board asked that the applicant return after investigating if an alternate location could be found.

**File (#1112) Artie Berke, 40 Woodbine Ave., Northport, NY 11768**

Artie Berke presented his application for additional seats and a liquor license for the property at 40 Woodbine Ave. All were given an opportunity to speak for or against the application before the hearing was closed.

**File (#1113) Kevin & Donna McArdle, 32 Hawkins Dr., Northport, NY 11768**

Ken Savin presented the application for a 2<sup>nd</sup> story addition, a covered porch and a sunroom. When the testimony was complete all were given an opportunity to speak for or against the application before the hearing was closed.

**Deliberation Portion of the Meeting**

**Applications Approved**

File #1107 - Patricia DePinto - legalize sunroom  
File #1108 - Angela Maue - add porch  
File #1109 - Phyllis Weber - parking & change of use

Catherine Romanczyk, Secretary  
Board of Zoning Appeals

**MINUTES  
BOARD OF ZONING APPEALS  
INC. VILLAGE OF NORTHPORT**

**Minutes of the Workshop Meeting of the Board of Zoning Appeals of the Village of Northport held on Thursday, March 28, 2013 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.**

**Deliberation Portion of the Meeting**

**Applications Approved**

File #1105 - Angela Chu - approved with conditions  
File #1106 - Jenny Eiger - approved with conditions  
File #1112 - Artie Berke - additional seats & liquor  
File #1113 - Kevin McArdle addition, sunroom & porch

Catherine Romanczyk, Secretary  
Board of Zoning Appeals

**MINUTES  
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**Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, April 24, 2013 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.**

**Public Portion of the Meeting**

**File (#1114) 1<sup>st</sup> Church Of Christ Scientist 55 Laurel Ave., Northport, NY 11768**

Mr. Thomas Abbate represented the Church for a change of use to add a Montessori School at the location. It would house 24 students. When testimony was complete and open to the public, several people spoke in favor and one expressed concern regarding the parking. The hearing was closed but will allow for any additional documents Mr. Abbate wanted to submit.

**File (#1115) Randal Lico, 32 Hawkins Dr., Northport, NY 11768**

Mr. Chris Modelewski represented the application for a pool with hot tub and a changing room. This construction would exceed the Lot Coverage for the property and require a variance. When testimony was completed all were given an opportunity to speak for or against the application before the hearing was closed.

**File (#1116) David Weber, 40 Burt Ave., Northport, NY 11768**

Mr. Weber gave testimony for construction of a pool in the back yard. The size of the pool is 25x40' which necessitates a lot coverage variance. When testimony was completed and all given a chance to speak for or against the application the hearing was closed.

**Deliberation Portion of the Meeting**

None

Catherine Romanczyk, Secretary  
Board of Zoning Appeals

**MINUTES  
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**Minutes of the Meeting of the Board of Zoning Appeals of the Village of Northport held on Wednesday, May 22, 2013 at 7:00 p.m. Village Hall, 224 Main Street, Northport, NY 11768.**

**Public Portion of the Meeting**

**File (#1117) Paul Latuso, 12 Nautilus, Northport, NY 11768**

**File (#1118) K Summers, 5 Sir Kenneth Court, Northport, NY 11768**

**File (#1120) D Morson, 11 Harborpoint Dr., Northport, NY 11768**

**File (#1121) J. Marchione, 6 Lord Joe's Landing, Northport, NY 11768**

**File (#1123) J. Gerlach ,117 Stanton, Northport, NY 11768**

All of the above applications were for installation of permanent gas generators in the side yard. When testimony for each application was complete and opened to the audience to speak for or against, the hearings were closed.

**File (#1119) Rob Haddow (Rockin Fish) 155 Main St., Northport, NY 11768**

Mr. Chris Modelewski represented the application for a pool with hot tub and a changing room. This construction would exceed the Lot Coverage for the property and require a variance. When testimony was completed all were given an opportunity to speak for or against the application before the hearing was closed.

**File (#1116) David Weber, 40 Burt Ave., Northport, NY 11768**

Mr. Weber gave testimony for construction of a pool in the back yard. The size of the pool is 25x40' which necessitates a lot coverage variance. When testimony was completed and all given a chance to speak for or against the application the hearing was closed.

**Deliberation Portion of the Meeting**

**Applications Denied**

File #1110 - Jamie Correia - construct 2 houses

**Applications Approved**

File #1116 - David Weber - construct pool (approved with conditions)

File #1115 - R. Lico - pool hot tub & cabana

Catherine Romanczyk, Secretary  
Board of Zoning Appeals